

\$774,900 - 2503 16 Street Sw, Calgary

MLS® #A2151839

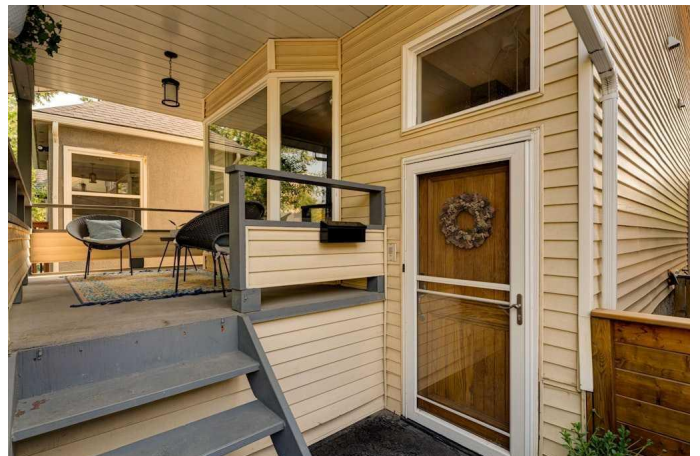
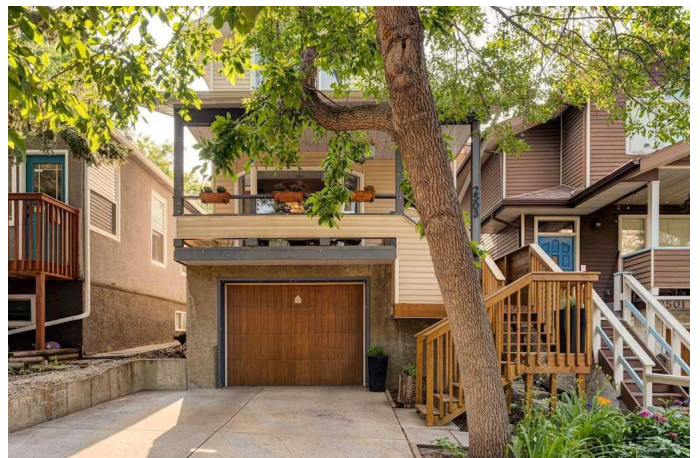
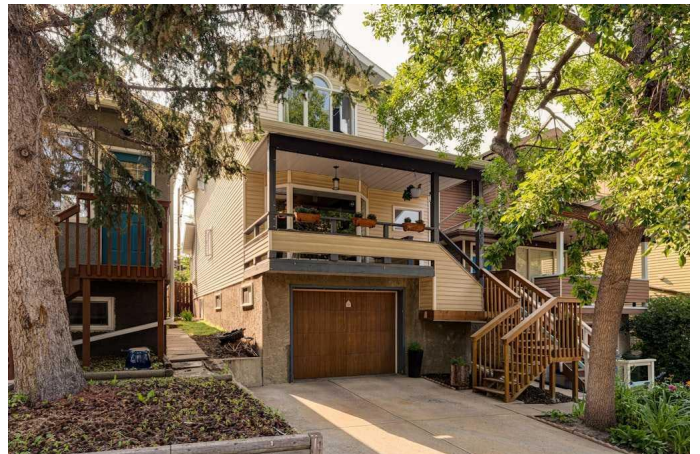
\$774,900

3 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Nestled in the heart of Bankview, this charming and cozy sanctuary awaits, offering over 2,000 square feet of total living space and numerous outdoor spaces to escape the city's hustle and bustle, beginning with the front porch that overlooks the quiet street. Step inside to discover a warm interior adorned with neutral tones and inviting hardwood floors throughout the main floor. A versatile bedroom or office space featuring a large bay window that floods the room with natural light sits at the front of the home. Effortlessly entertain in the open-concept living areas, featuring a well-appointed kitchen with maple cabinetry, a stunning copper backsplash, and sleek 2022 stainless steel and black appliances, creating a stylish culinary environment. The pass-through and breakfast bar add a touch of functionality when breaking bread at the harvest table. The inviting living-dining area is anchored by a cozy stone-faced wood-burning fireplace, complete with a wood storing place, perfect for chilly evenings. Upstairs, retire to one of two spacious bedrooms. The primary suite boasts an ensuite bath and soaring vaulted ceilings, providing a peaceful sanctuary. The second bedroom offers a walk-in closet and a private balcony, a perfect spot to enjoy morning coffee or unwind in the evening. A luxurious full bath with a jetted soaker tub completes this level, offering a spa-like experience at home. The lower level is a renovated haven, ready to be transformed into whatever you desire—an extra bedroom,



a cozy TV room, a home gym, and/or an office. Completing the basement is a stylish full bath and kitchenette, perfect if family or friends decide to stay awhile. The sunny west-facing backyard is fully fenced and surrounded by lush mature trees, creating a private retreat to enjoy those summer evenings. The large deck is an ideal spot to enjoy a glass of wine under the stars or host an afternoon BBQ with plenty of room to invite the whole family. This prime inner-city location is within walking distance to parks, community gardens, and the vibrant shops and restaurants of 17th Ave, offering the best of urban living with a cozy, welcoming atmosphere. Book your showing today!

****OPEN HOUSE: Saturday, July 27 from 12:00 pm - 2:00 pm.****

Built in 1981

Essential Information

MLS® #	A2151839
Price	\$774,900
Sold Price	\$774,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,521
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2503 16 Street Sw
Subdivision	Bankview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 4G1

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 3rd, 2024
Days on Market	9
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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